

Hudson Valley Regional Housing Market Report Q3 2025 Data

HUDSON VALLEY
PATTERN *for* PROGRESS

Center for
HOUSING SOLUTIONS
& COMMUNITY INITIATIVES





INTRODUCTION

For more than a decade, Hudson Valley Pattern for Progress has compiled annual and quarterly reports that analyze the housing market across our region. These reports have allowed us to spot trends, anomalies, challenges, and opportunities within the homebuying market across our nine counties. Our analysis of the regional housing market is part of Pattern's broader work on housing through our [Center for Housing Solutions](#).

The Hudson Valley home market has transitioned into a new stage. For the first time in more than seven years, the nine-county region has seen three consecutive quarters in which the quantity of new listings and the total inventory of homes for sale both increased. The gains are modest. New listings and the total inventory of homes on the market both grew by about 100 to 200 homes compared to Q3 last year.

This change is noteworthy because the Hudson Valley experienced six consecutive years of rising prices and declining stock for sale on the market. However, we should not expect regional market dynamics to change quickly. Compared to the pre-pandemic market, our region still has less than half the quantity of homes for sale. This supply constriction - along with other forces such as corporate homebuying and remote work - are likely to push home prices higher in the near term.

Many are asking themselves, "How much higher can home prices actually get?" Already-exorbitant home prices across the region shot even higher in Q3. Most notably, our rural neighbors in Columbia County saw their median home price exceed \$500,000 for the first time ever. Statistically, Columbia County continues to have some of the deepest housing stress in the entire region. Westchester County crossed the \$800,000 mark for the first time in a single quarter. And Sullivan County has seen its median home price skyrocket by 145% since 2019, the highest proportional increase in the entire region.

In the current market, homeownership is unattainable for those who want to own a piece of their community. ([We did the math in our recent Out of Reach 2025 report.](#)) This has a cascading effect. More households are persisting in rentals, rents are increasing faster than wages, and more of our neighbors who relied on modest rents are slipping into the social safety net and being housed in hotels and motels. These realities must compel the region and the state to constantly examine programs, regulations, and actions. The Q3 data in this report underscore that housing must remain at the top of our civic priority list.



MEDIAN SALE PRICE

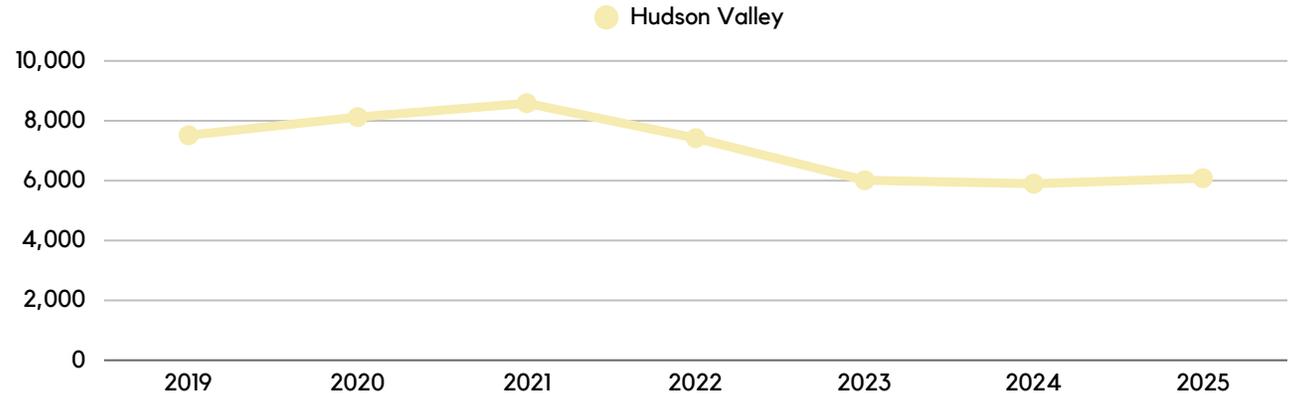
QUICK FACTS:

Every county except Dutchess continued to see its median home price increase during Q3. The median home price in Columbia County crossed the \$500,000 mark for the first time ever, and Westchester crossed \$800,000 for the first time in a single quarter. The median price in every county surpassed \$350,000 for the first time.

	2019	2020	2021	2022	2023	2024	2025	2024-2025		2019-2025	
								\$ change	% change	\$ change	% change
Columbia	\$255,500	\$355,000	\$359,900	\$413,000	\$472,000	\$488,250	\$525,000	\$36,750	7.5%	\$269,500	105.5%
Dutchess	\$305,900	\$342,000	\$395,100	\$415,000	\$428,000	\$471,750	\$465,000	(\$6,750)	-1.4%	\$159,100	52.0%
Greene	\$185,000	\$242,000	\$288,000	\$332,500	\$314,150	\$349,000	\$365,000	\$16,000	4.6%	\$180,000	97.3%
Orange	\$272,950	\$311,000	\$365,000	\$402,000	\$430,000	\$448,000	\$459,000	\$11,000	2.5%	\$186,050	68.2%
Putnam	\$360,000	\$380,000	\$435,000	\$468,000	\$487,500	\$560,000	\$583,500	\$23,500	4.2%	\$223,500	62.1%
Rockland	\$435,000	\$469,900	\$530,000	\$618,500	\$620,000	\$675,000	\$750,000	\$75,000	11.1%	\$315,000	72.4%
Sullivan	\$148,450	\$199,300	\$258,500	\$278,000	\$299,000	\$330,000	\$365,000	\$35,000	10.6%	\$216,550	145.9%
Ulster	\$260,000	\$305,000	\$355,000	\$390,500	\$415,000	\$452,500	\$475,000	\$22,500	5.0%	\$215,000	82.7%
Westchester	\$565,000	\$689,500	\$680,000	\$680,000	\$725,000	\$799,000	\$810,000	\$11,000	1.4%	\$245,000	43.4%

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TOTAL CLOSED SALES

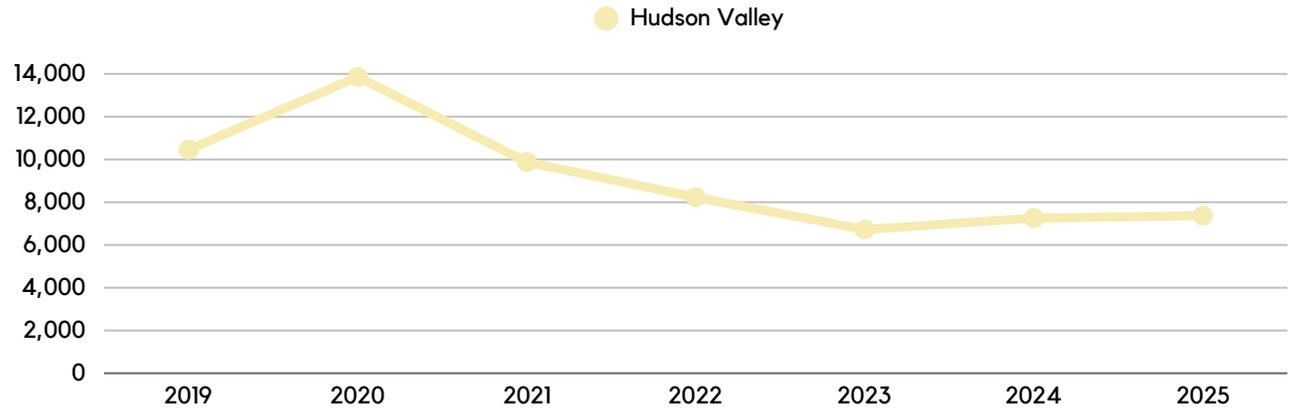


QUICK FACTS:

Closed sales nudged upward in Q3 for the first time since 2021. Generally, Q3 is the quarter with the highest volume of total homes sales throughout the entire year.

	2019	2020	2021	2022	2023	2024	2025	2024-2025		2019-2025	
								# change	% change	# change	% change
Columbia	217	290	223	165	177	215	176	-39	-18.1%	-41	-18.9%
Dutchess	923	1,012	1,033	857	749	749	722	-27	-3.6%	-201	-21.8%
Greene	224	259	235	175	154	180	147	-33	-18.3%	-77	-34.4%
Orange	1,273	1,364	1,386	1,185	930	895	892	-3	-0.3%	-381	-29.9%
Putnam	365	405	430	379	252	263	314	51	19.4%	-51	-14.0%
Rockland	807	840	941	848	638	654	707	53	8.1%	-100	-12.4%
Sullivan	271	401	312	312	225	209	209	0	0.0%	-62	-22.9%
Ulster	626	691	574	521	507	471	493	22	4.7%	-133	-21.2%
Westchester	2,811	2,864	3,452	2,977	2,382	2,262	2,422	160	7.1%	-389	-13.8%
Hudson Valley	7,517	8,126	8,586	7,419	6,014	5,898	6,082	184	3.1%	-1,435	-19.1%

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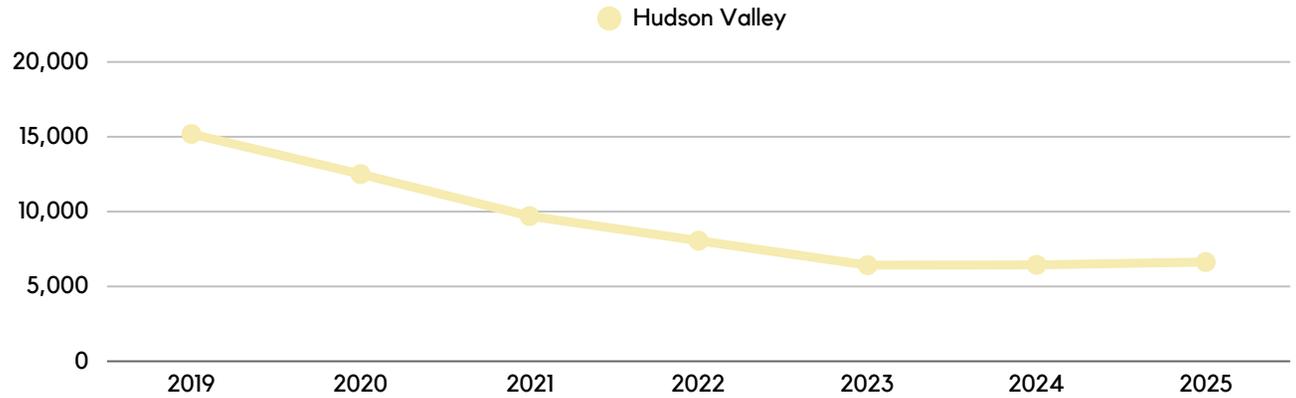
QUICK FACTS:

The increase in new listings during Q1, Q2, and Q3 of 2025 could help to provide more stock to a market where demand for homes has outstripped supply.

	2019	2020	2021	2022	2023	2024	2025	2024-2025		2019-2025	
								# change	% change	# change	% change
Columbia	405	521	305	293	308	300	327	27	9.0%	-78	-19.3%
Dutchess	1,388	1,822	1,216	1,132	893	878	933	55	6.3%	-455	-32.8%
Greene	473	548	370	309	312	375	317	-58	-15.5%	-156	-33.0%
Orange	1,773	2,116	1,733	1,355	1,100	1,222	1,168	-54	-4.4%	-605	-34.1%
Putnam	539	695	515	400	311	297	361	64	21.5%	-178	-33.0%
Rockland	1,129	1,387	1,031	877	699	826	836	10	1.2%	-293	-26.0%
Sullivan	593	726	545	473	399	444	492	48	10.8%	-101	-17.0%
Ulster	957	1,326	814	746	630	695	705	10	1.4%	-252	-26.3%
Westchester	3,203	4,718	3,351	2,642	2,069	2,221	2,226	5	0.2%	-977	-30.5%
Hudson Valley	10,460	13,859	9,880	8,227	6,721	7,258	7,365	107	1.5%	-3,095	-29.6%

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INVENTORY OF HOMES FOR SALE



QUICK FACTS:

The regionwide inventory of homes for sale was also up modestly in Q3. The total number of homes for sale is still less than half of the pre-pandemic market, but the increase in three consecutive quarters could signal a slowly rebounding inventory.

	2019	2020	2021	2022	2023	2024	2025	2024-2025		2019-2025	
								# change	% change	# change	% change
Columbia	886	678	455	401	402	371	398	27	7.3%	-488	-55.1%
Dutchess	1,872	1,690	1,109	1052	889	793	799	6	0.8%	-1,073	-57.3%
Greene	863	677	509	471	433	516	464	-52	-10.1%	-399	-46.2%
Orange	2,223	1,703	1,470	1,272	986	983	1085	102	10.4%	-1,138	-51.2%
Putnam	711	545	381	328	243	231	240	9	3.9%	-471	-66.2%
Rockland	1,387	1,035	726	691	507	555	564	9	1.6%	-823	-59.3%
Sullivan	1,549	1,224	1,122	563	501	537	683	146	27.2%	-866	-55.9%
Ulster	1,562	1,147	835	800	701	725	769	44	6.1%	-793	-50.8%
Westchester	4,134	3,808	3,094	2,477	1,759	1,730	1,628	-102	-5.9%	-2,506	-60.6%
Hudson Valley	15,187	12,507	9,701	8,055	6,421	6,441	6,630	189	2.9%	-8,557	-56.3%

The Center for Housing Solutions and Community Initiatives Thanks Our Investors





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Hudson Valley Pattern for Progress is a nonprofit organization that provides objective research, planning and educational training throughout the region. Its work identifies civic challenges and promotes regional, equitable, and sustainable solutions to constantly improve the quality of life in Hudson Valley communities. Pattern develops its work upon a considerable foundation of facts and experience, without political aims or affiliations.

Pattern was founded in 1965 by the region's academic, business, and nonprofit leaders. Our work focuses on housing, community and urban planning, downtown revitalization, infrastructure, transportation, demographic change, and more. We serve the counties of Columbia, Dutchess, Greene, Orange, Putnam, Rockland, Sullivan, Ulster and Westchester.

The Center for Housing Solutions & Community Initiatives was created by Pattern in 2012 to promote the regional significance of diverse housing through research, planning, and policy recommendations. We utilize our housing expertise in collaboration with public and private partners to create a positive impact for the Hudson Valley. Our research, technical assistance, planning, and innovative policy solutions have helped dozens of communities throughout the region learn about their housing needs and act to meet those needs.

Contact us:

(845) 565-4900

www.Pattern-for-Progress.org



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